

8/24/00  
Special Meeting

**Tour of Lodi's Eastside Neighborhoods**

7:00 Guided Tour Begins

Key Points of Interest

- 217 E. Lockeford
- Rush Street
- 300-400 Blocks of E. Locust
- 306 E. Pine
- 220-22 E. Pine
- 300-400 Blocks of E. Lodi Avenue
- 500 Block of Hilborn
- 329 1/2 Hilborn
- 300 Block of Flora
- 328 1/2 Flora
- 418 1/2 Eden
- Garfield Street - South of Tokay

7:30 Lodi House

- Priebe Street
- Cherry Street
- Maple Street
- Redwood Street

8:00 Special "Town Hall Meeting" Council Session  
Salem Methodist Church

**JoAnne Mounce's List of Blighted and Nuisance Properties**

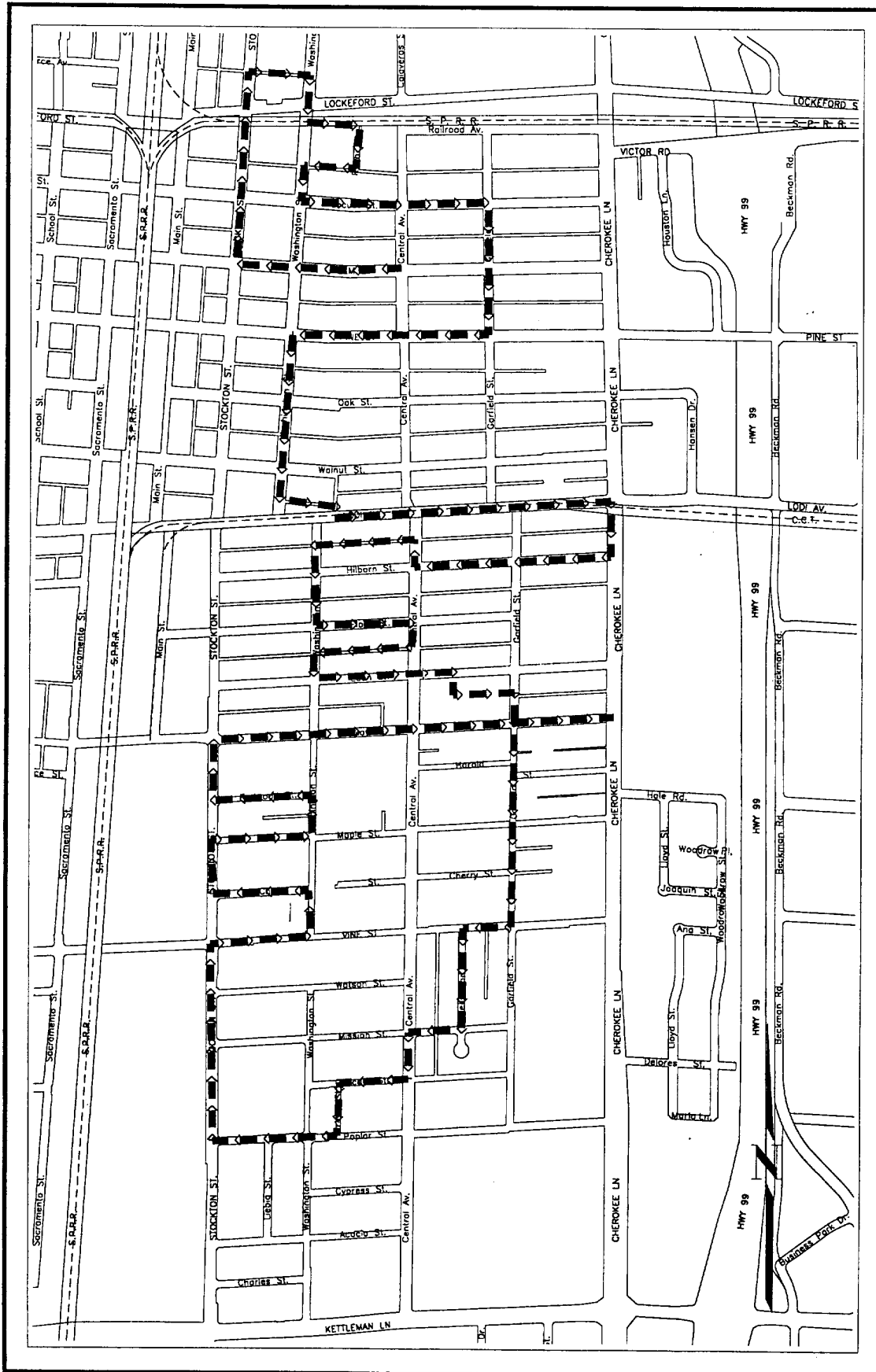
(addresses listed in **bold** indicate properties with active code enforcement cases.)

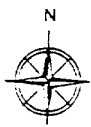
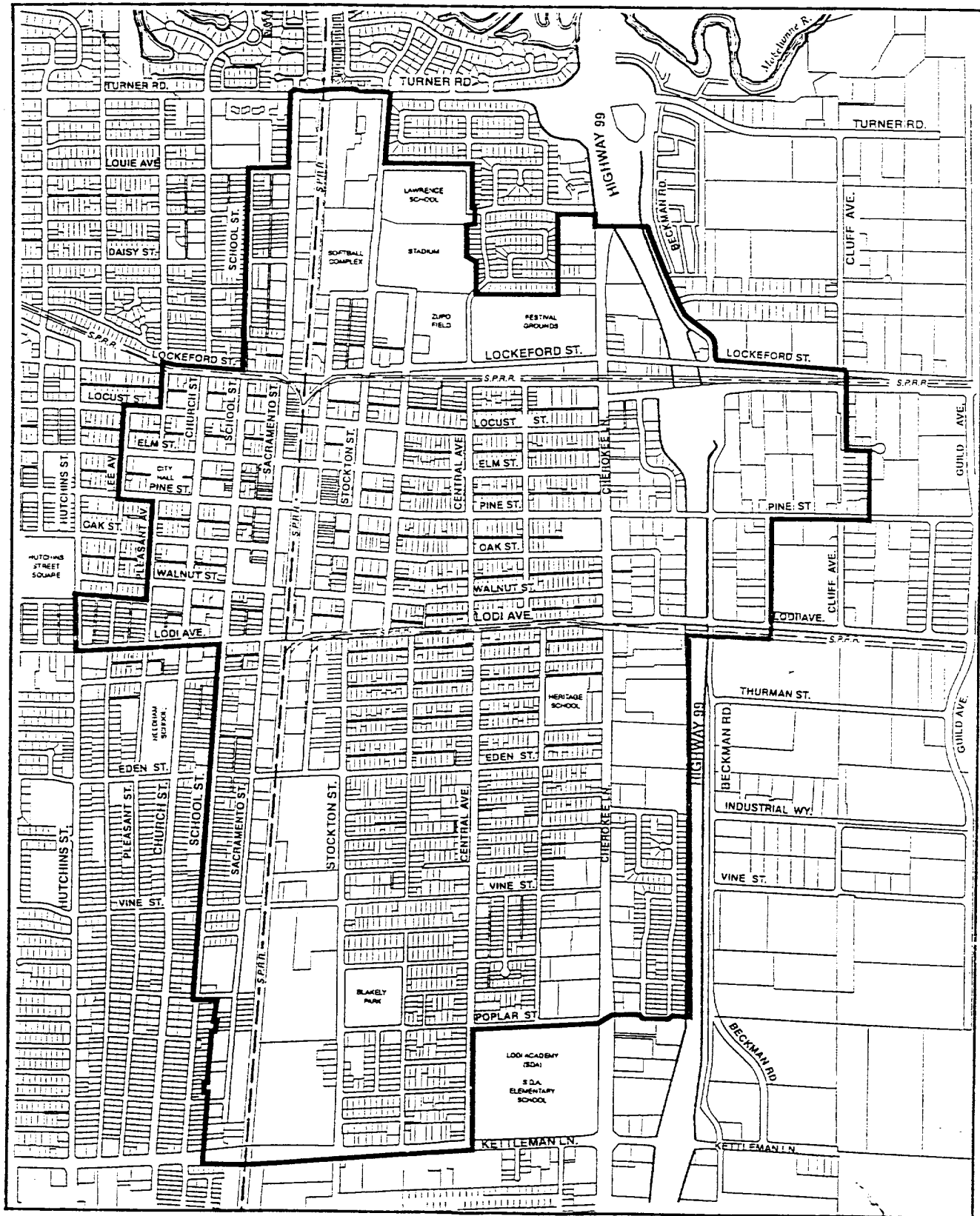
<b>217 E. Lockeford</b>	Vacated, boarded up apartment building. Blighted condition.
<b>428 Railroad</b>	Vacated dwelling. Blighted condition. Needs to be abated.
216 Rush	Blighted single-family dwelling, boarded windows, graffitied. Owner occupied.
7 - 9 S. Garfield	Blighted duplex in need of repairs.
<b>117 N. Garfield</b>	Vacant, secured single-family dwelling. Foreclosure.
323 E. Locust	Blighted and tagged building.
333 E. Locust	Blighted old house separated into several units.
406 E. Locust	Blighted single-family dwelling.
408 E. Locust	Apartments sharing one kitchen and bath.
<b>220 N. Stockton</b>	Dilapidated building.
207 E. Pine	Blighted property.
<b>220-22 E. Pine</b>	Vacated apartments. Needs to be abated.
<b>306 E. Pine</b>	Vacant dwelling. Needs abating.
<b>322 E. Pine</b>	Condemned building needs to be abated.
11 S. Washington	Boarded up building. Needs abating.
<b>518 E. Oak</b>	Vacant, boarded up dwelling. Foreclosure.
<b>307 E. Lodi</b>	Vacated, blighted building needs to be abated.
308 1/2 E. Lodi	Blighted.
309 E. Lodi	Blighted.

311 E. Lodi	Blighted.
321 E. Lodi	Blighted.
<b>325 E. Lodi</b>	Blighted.
<b>400 E. Lodi</b>	Blighted.
408 E. Lodi	Blighted.
409 E. Lodi	Blighted.
416 E. Lodi	Blighted.
428 1/2 E. Lodi	Blighted.
240 Hilborn	Blighted.
<b>235 1/2 Hilborn</b>	Blighted.
<b>329 1/2 E. Hilborn</b>	Blighted.
416 Hilborn	Blighted, with code violations.
416 1/2 Hilborn	Blighted.
<b>436 E. Hilborn</b>	Blighted.
518 E. Hilborn	Blighted.
<b>520 Hilborn</b>	Blighted.
<b>213 Flora</b>	Blighted.
300 Flora	Boarded up, blighted.
<b>309 Flora</b>	Boarded up building possibly being occupied.
<b>328 1/2 Flora</b>	Partially demolished dwelling.
416 Eden	Boarded up, blighted dwelling. Needs abating.
416 1/2 Eden	Chickens. Serious blight.

417 Eden	Blighted.
418 1/2 Eden	Lot being used as a dumping ground. Where demolition was done.
205 E. Tokay	Condemned, boarded up. Needs abating.
<b>313 E. Tokay</b>	Boarded up.
509 Harold	Boarded up.
221 Maple	Deteriorating foundation.
435 Maple	Blighted.
541 Maple	Slated for demolition.
514 S. School	Blighted.
<b>325 Acacia</b>	Appliances in driveway. Blighted.
9 Sierra Vista	Multi-unit. Blighted.
<b>719 S. Washington</b>	Boarded up, blighted building needs to be abated.
915 Wellswood	Blighted.
748 S. Stockton	Illegal garage conversion.
Priebe Street	Entire street is blighted.
Garfield Street - Between Tokay and Vine	Several blocks of blight.

Tour Route:  $\rightarrow \rightarrow \rightarrow \rightarrow \rightarrow \rightarrow -$





REDEVELOPMENT PROJECT BOUNDARY

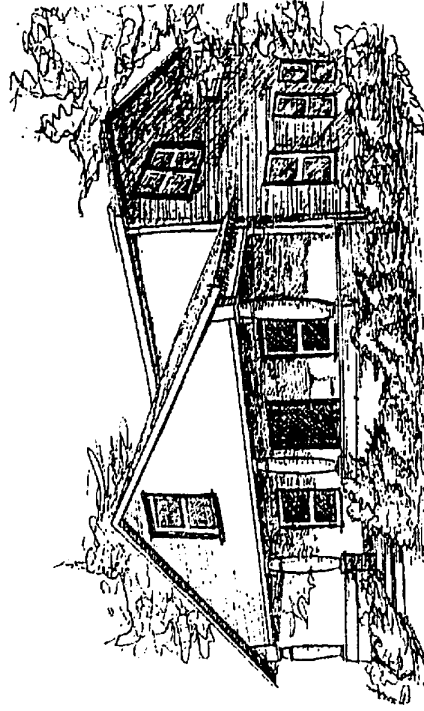
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FEET

City of Lodi  
 REDEVELOPMENT PLAN ADOPTION  
**REDEVELOPMENT PROJECT AREA**  
*John B. Dykstra & Associates*  
*Seifel Associates*  
 17 April 2000

# di House

We care and we want to  
make a difference...



but we need your help!  
Thank You

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Janet Hamilton  
Kenneth Mullen, M.D.

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Lodi News Sentinel

Lodi Tokay Rotary

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Mr. & Mrs. Martin Weybret

Ms. Sheila Wishek

## Lodi House History

Lodi House is a private non-profit 501 (c) (3) that was established in 1999. It began with community donations for the purpose of combating chronic poverty and homelessness among women and children in the Lodi area. This need was first conceptualized in response to welfare reform and the limited support available to women and children. Last year the Women's Center and Salvation Army had to turn away over forty women and children. It is a sad truth that our community has a shelter for homeless men, even a place for animals who have no home, but we did not have a place for homeless women and children. The opening of Lodi House will change that reality!

Lodi House is a six bedroom home located at 801 S. Washington St. It was purchased in May of 2000 by Farmers and Merchants Bank. Lodi House plans to one day purchase the house from the bank through a partnership with the City of Lodi and by receiving CDBG grants.

Each room in the house has been beautifully decorated and furnished through the generous efforts of the following groups:

**CPIC Life, First Baptist Church, First United Methodist Church, A Glow, Lisa Hendergart Construction, Kiwanis of Greater Lodi, the Meelels Family, Omega Nu Sorority, the Sinclair Family, St. John's Episcopal Church, St Paul Lutheran Church, and The Women's Club of Lodi.**

## Goals and Objectives

Lodi House is the first shelter for women and children in Lodi. The Lodi House Program promises to provide food, shelter, clothing and counseling for homeless women and children. The goals of the sixty day program are as follows:

- \* To provide a safe, supportive, and stable environment for women and children who desire to regain their independent lifestyle.
- \* To connect women and children to city, county, state, and federal resources that can assist them in becoming self-sufficient.
- \* To enhance the quality of life of each client by providing structure, education, information, counseling, and occupational and spiritual support so that they can become self-sufficient individuals contributing to the community.

Lodi House is currently collaborating with over 20 local agencies to provide a wide range of support services and resources to assist their clients. Each client will be encouraged to obtain steady work and to save sufficient funds so she can transition into her own home. She and her children will then be paired with a "mentor family" who will provide them with on going encouragement and support.

The community has been waiting a long time for Lodi House and it is finally here! It is more than a temporary shelter, it holds the potential to teach many valuable life skills, as well as, to increase the self-worth of each person who goes through the program.

These goals can only become a reality when people, like yourself, donate their time, talents, and financial resources to keep the dream alive. We need you!



### Collaborative Partners

Boys & Girls Club  
City of Lodi  
Employment Development Department  
Farmers & Merchants Bank  
General Mills  
Heritage Healthy Start  
Housing Authority  
HUD  
Lodi Community Service Center  
Lodi Memorial Hospitals  
Lodi Police Department  
Lodi Unified School District  
S. J. County Food Bank  
Pregnancy Resource Center of Lodi  
S. J. County Homeless Outreach Assessment  
S. J. Department of Aging and  
Community Services  
S. J. Mental Health  
S. J. County Sheriff's Department  
Salvation Army  
United Methodist Church  
Women's Center  
Wright Insurance Agency

A SPECIAL THANK YOU TO EVERYONE WHO  
HELPED MAKE LODI HOUSE A REALITY!



Lodi House  
801 S. Washington St.  
Lodi, California 95240  
(209) 334-6346  
(209) 334-6527 Fax



*Printing courtesy of The Coloring Book.*

## Lodi House

*We care and we want to  
make a difference...*



*but we need your help!  
Thank You*

### Board of Directors

Frank Sasaki, President	Ken Smith, Vice President
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Suzanne Clay, Executive Director

## **East-Side Accomplishments and New Programs**

- Lodi LOOK, funded by the After School Learning and Safe Neighborhoods Partnership Grant from the California Department of Education
  - after school care for 100 east side elementary school students
  - teachers have seen a marked improvement in homework completion and class readiness
- Additional teacher for the After School Program at Heritage School
  - reduces class size during the academic component of the program to 20 students
  - funded by Human Services Agency
- ArtWORKSyas! module in the After School Program at Heritage School
  - performing and visual arts component to the program
  - funded by Human Services Agency
- Redevelopment Agency
- Building H.O.P.E. in Lodi Project
- Possible Day-Camp for off-track students, pending funding by H.S.A. and purchase of Parks and Recreation Annex Building
- Multi-Cultural Celebration / Health and Safety Fair
  - community out-reach by the Partnership for Families of San Joaquin to include local businesses, service groups, churches, cultural performing arts groups, Lodi Police, Fire, Parks and Recreation Departments, and Arts Commission, all interested citizens
  - to celebrate the cultural diversity in Lodi's east side
  - encourage community involvement in the needs assessment for the Neighborhood Center
  - education and community out-reach by the Lodi Police and Fire Departments
  - October 14<sup>th</sup>, noon to 4 p.m.



SAN JOAQUIN COUNTY

JOHN R. VERA  
COUNTY CLERK

P.O. Box 201056 102 South San Joaquin Street Stockton, CA 95201-3006

Tel (209) 468-1000

Fax (209) 468-1985

CalWORKs  
Children's Services  
Aging & Adult Services  
Mary Graham Children's Shelter

## BUILDING HOPE IN LODI

### A CalWORKs WELFARE-TO-WORK JOB TRAINING PROGRAM

The San Joaquin County Human Services Agency and the City of Lodi have joined together to develop a job training program for welfare recipients. The program, **Building Hope in Lodi**, will provide welfare recipients the opportunity to acquire skills that will prepare them for entry level jobs in the construction industry. The job training program will include classroom and on-the-job training and will involve students in new home construction and rehabilitation of existing dwellings in Lodi's Eastside. The new homes or rehabilitated structures will be made available for occupancy by low-income residents after they are completed. The program will be funded in part by the Human Services Agency CalWORKs, Housing Authority of San Joaquin, County Office of Education, Lodi Adult School, San Joaquin WorkNet, and private dollars from the Farmers and Merchants Bank in Lodi.

Our Mission is to lead in the  
creation and delivery of services that improve  
the quality of life for our community.



## THE PROGRAM

The CalWORKs participants will receive up to 2,080 hours of instruction, of which 240 hours may be in the classroom and 1,840 hours of on-the-job training. The actual number of participants to be served is unknown at this time, but we expect a small number of 6-10 individuals will be interested in the program. The curriculum for this job training program was approved by the U.S. Department of Housing and Urban Development and will cover plumbing, electrical, HVAC, carpentry, and specialty trades. The classroom instruction and on-the-job training will be provided by staff of the San Joaquin County Housing Authority. Participants will be paid minimum wage while they are in the on-the-job training component. The wages will be paid with CalWORKs funding. In addition, "soft skills" training (which involves work maturity and practical tips for succeeding in the workplace) will be provided by the County Office of Education. GED preparation will be provided by Lodi Adult School for participants who have not graduated from high school. Job search and job placement assistance will be provided by the San Joaquin County WorkNet.

## **CASE MANAGEMENT AND SUPPORTIVE SERVICES**

CalWORKs participants will receive ongoing case management and supportive services to assist them while they are in training. Case management services include, but are not limited to: Career counseling, problem solving, and assistance in removing barriers from employment. Participants will also receive paid childcare, tools, work clothes, and transportation assistance while they are in the program. Case management and supportive services costs are part of the CalWORKs program and will be funded by the San Joaquin County Human Services Agency.

## THE PARTNERS

The San Joaquin County Human Services Agency is fortunate to have the following agencies or organizations involved in the design, development, and delivery of services for this innovative job training program:

<u>City of Lodi</u>	Dixon Flynn, City Manager
Rad Bartlam, Community Development Director	
Joseph Wood, Community Improvement Manager	
Janet Hamilton, Administrative Assistant to the City Manager	

<u>Housing Authority of San Joaquin County</u>	Antonio Pizzano, Executive Director
Gus Joslin, Deputy Director of Housing Development,	
Ken Hornick, Director of Facilities	

<u>San Joaquin County Office of Education</u>	Rick Wentworth, Superintendent
Mick Founts, Assistant Superintendent,	
Beverly Hunter, Director II Workforce Development/ROCP	

<u>Lodi Adult School</u>	John Kindseth, Director
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<u>San Joaquin WorkNet</u>	John Solis, Executive Director
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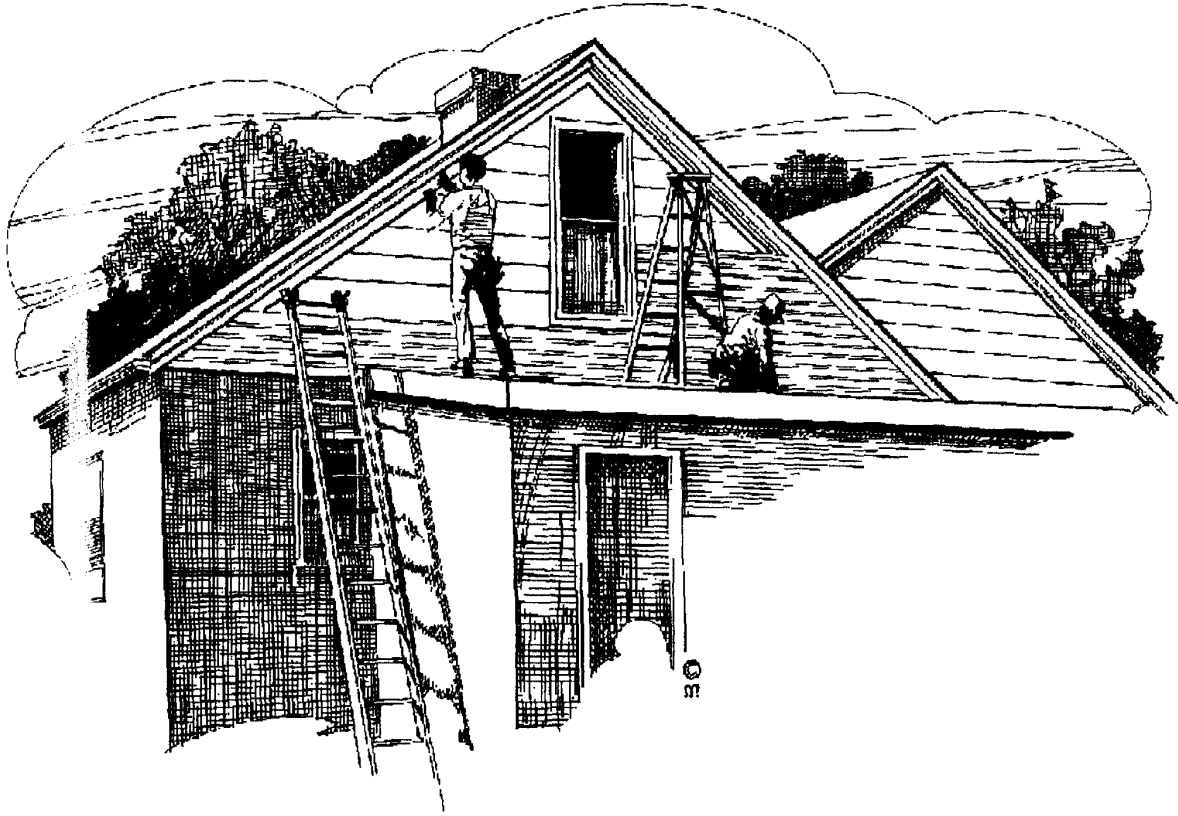
<u>Family Resource &amp; Referral Agency</u>	Joan Richards, Director
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## THE PROGRAM OUTCOMES

The goals of this innovative program are to:

1. Provide the CalWORKs participants with marketable job training skills that will prepare them for employment in the construction trades industry.
2. Assist the City of Lodi in the redevelopment and removal of blighted and abandoned properties on the Eastside.
3. Assist in the construction or rehabilitation of properties located on the East side of Lodi, which, once constructed or remodeled, will become available for low-income persons.
4. Expand the availability of low-income housing needed by the San Joaquin County Housing Authority for Lodi residents.
5. Prepare CalWORKs participants so they can become employed in an occupation that is related to the training they received in this program which offers wages and benefits that will allow participants to leave the welfare rolls.

**The Lodi R.E.N.E.W. project**  
(Revitalizing Existing Neighborhoods & Extending the Workforce)



A collaboration of:

San Joaquin Housing Authority, City of Lodi, San Joaquin County  
Human Services Agency, San Joaquin Employment and Economic  
Development Department, San Joaquin County Office of Education  
and Farmers and Merchants Bank of Lodi.

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**Construction Training and Affordable  
Housing Component  
Summary and Outline**



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## **The Lodi R.E.N.E.W. project (Revitalizing Existing Neighborhoods & Extending the Workforce)**

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### **Executive Summary**

Creating affordable housing through new construction and/or rehabilitation of existing housing stock is becoming increasingly difficult as the thriving economy drives housing costs up. The goal of the Lodi R.E.N.E.W. project is to attack this problem head-on by creating a public/private collaborative wherein funding can be leveraged and resources shared. The common goal is to engage in housing construction or rehabilitation in order to increase the supply of affordable houses to low and moderate-income families/individuals in the Lodi area. Additionally, the building projects become job training opportunities to place people transitioning off of public assistance back into the work force by giving them skills they otherwise may never have had the opportunity to gain. Finally, distressed neighborhoods will be revitalized, and property values stabilized and increased, by replacing existing blighted properties with owner-occupied, renewed housing.

Critical to the success and smooth running of an affordable housing program is a team made up of like minded individuals and businesses who put the "families" first, and their own needs and profits second. The team must be designed to create collaboration between private, non-profit and governmental entities that are involved in affordable housing. The proposed Lodi R.E.N.E.W. team is:

- San Joaquin Housing Authority
- City of Lodi
- San Joaquin County Human Services Agency
- San Joaquin County Employment and Economic Development Department
- San Joaquin County Office of Education
- A community-based lender (Farmers and Merchants Bank of Lodi) committed to low and moderate income housing programs and whose structure is set up to efficiently handle the program.
- A local title company who also is committed to the program and who is sensitive to the families needs.
- A local real estate agent, preferably bilingual, who is willing to work in this market and who can assist in locating families who would qualify for the program.
- Local building Contractors and representatives from local trades unions.

All housing projects are, by nature, capital projects. As such, sufficient funding must be available to finance the projects being developed. Several possible funding sources available are:

- Agency funds
- HOME funds from the local jurisdiction
- Community Development Block Grant Funds
- Grants from other government sources
- Grants from private sources
- FHA 203K rehabilitation loan program
- Conventional Bank Financing
- Revolving Loan Funds/Trust Funds/Lines of Credit

## **Construction Training and Affordable Housing Component**

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### **Construction Training**

This program component is designed as an introductory vocational training course. The intent is to provide the basic and essential skills to enable entrance into an apprenticeship program. The training is divided into two parts—classroom instruction, and on-the-job training—with the goal of providing the broadest possible introduction to the residential construction field.

### **Hands-on Training**

The hands on training will be the construction of a single family home under the direct supervision of a Journeyman Carpenter. The participants will engage in all of the primary tasks necessary for the construction a home. The participants will directly perform the physical labor to complete the construction. Specialized work such as electrical, plumbing, and HVAC systems will be performed by specialty subcontractors. However, trainees will be integrated into the subcontractor's crews so as to experience that work as well.

### **Classroom Training**

The classroom training is designed to develop and refine the skills and knowledge necessary for the construction of the home. The instruction will include but is not limited to the following: direct instruction in all essential trade disciplines required in the building of a house, building mockups, measurement and basic interpretation of blueprints. All participants will be required to attend and successfully complete the classroom instruction. (See attachments)

## Construction Training and Affordable Housing Component

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### Construction Training Curriculum

Students will gain experience in pouring and forming concrete slabs, framing walls, stack and sheathing roofs. Windows, doors and appliances will be installed by the students. They will learn to install ABS drain, waste, vent systems, solder copper supply lines and install plumbing fixtures. Students will learn basic house wiring and install all the electrical and lighting fixtures. Drywall finishing, tape and texturing, painting, vinyl, carpet and tile flooring will be included in the on-the-job training section of this course.

Under the direction of a Journeyman Carpenter, students will use hand and power tools, put into practice safety procedures and assist in each phase of the construction of a new residence.

This is a 16 week training program that consist of 160 hrs of classroom instruction and 480 hours of hands-on training.

Students are required to attend training sessions 5 days a week, 8 hours a day. Training schedule will be divided as follows:

#### Training Schedule

Monday	7:00am – 4:00pm	Job site, hands-on training
Tuesday	7:00am – 4:00pm	Job site, hands-on training
Wednesday	7:00pm – 4:00pm	Classroom instruction
Thursday	7:00am – 4:00pm	Job site, hands-on training
Friday	7:00pm – 4:00pm	Classroom instruction

## **Hands-On-Training Outline**

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<b>1. Blueprint Reading</b>	<b>15hrs</b>
Scales & Measurements	
Legends and Abbreviations	
<b>2. Foundations</b>	<b>15hrs</b>
Slab on Grade	
Concrete	
Pouring and Finishing	
<b>3. Rough Framing</b>	<b>30hrs</b>
Walls	
Roofs	
Sheathing	
Siding	
Windows and Doors	
<b>4. Finish Carpentry</b>	<b>15hrs</b>
Interior Trim	
Cabinets	
<b>5. Plumbing</b>	<b>25hrs</b>
Rough	
Finish	
<b>6. Electrical</b>	<b>25hrs</b>
Rough	
Finish	
<b>7. HVAC</b>	<b>10hrs</b>
<b>8. Roofing</b>	<b>10hrs</b>
<b>9. Interior Finishing</b>	<b>15hrs</b>
Drywall	
Tape and Texturing	
Painting	
Flooring	
<b>Total</b>	<b>480 hrs</b>

## Classroom Training Outline

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### Module 1

#### SAFETY AND TOOLS

- Tour Facility
- Review Classroom Rules
- Pre-Test**
- Housekeeping
- Proper Attire and Grooming
- Safety Video
- Mastery Test - Safety**
- Basic Math Lecture
- Basic Math Exercises
- Basic Math Test**
- Measuring Lecture
- Measuring Exercises
- Measuring Test**

### Module 2

#### CARPENTRY SKILLS

- Rough Carpentry
- Finish Carpentry
- Blueprint Reading
- Tools
- Materials
- Mastery Test - Carpentry**

### Module 3

#### PLUMBING SKILLS

- Plumbing Systems
- Plastic Pipes (PVC, ABS, etc.)
- Copper and Galvanized Pipes
- Fixture Installation & Repair
- Blueprint Reading
- Tools
- Materials
- Mastery Test - Plumbing**

## **Module 4**

### **ELECTRICAL SKILLS**

How Electricity Energizes a Home  
Repair and Install Fixtures  
Switch and Outlet Wiring  
Blueprint Reading  
Tools  
Materials

**Mastery Test - Electrical**

## **Module 5**

### **PAINTING SKILLS**

Dry Wall Repair  
Painting Procedures  
Blueprint Reading  
Tools  
Materials

**Mastery Test – Painting  
Post Test**

## **Module 6**

### **HVAC SKILLS**

Air Conditioning Systems  
Forced Air Heating System  
Blueprint Reading  
Tools  
Materials

**Mastery Test – HVAC  
Post Test**

**Total**

**160 Hours**

## Course Outline

### Minimum Requirements:

Admission criteria are established by the Housing Authority of the San Joaquin County.

### Course Goal:

To prepare participants to secure entry-level employment, Construction, Building Maintenance and other related trades.

### Course Objectives:

In order to achieve the program goal, the following objectives will be met.

- \_\_\_\_\_ The participant will learn to identify and use various hand and electric tools;
- \_\_\_\_\_ The participant will learn safety practices including selecting the right tool for the job, using the tool correctly, making sure it is in good condition and storing tools safely.
- \_\_\_\_\_ The participant will learn to read blueprints including symbols;
- \_\_\_\_\_ The participant will learn basic carpentry including rough framing and finish work;
- \_\_\_\_\_ The participant will learn basic plumbing including rough and finish work;
- \_\_\_\_\_ The participant will learn basic electrical circuitry including rough and finish work;
- \_\_\_\_\_ The participant will learn basic HVAC maintenance procedures;



**Methods of Instruction:**

A variety of instructional methods are used to accomplish each objective. The instructor based on the level of proficiency and the needs of individual participants determines methods. Methods include:

- Classroom Training
- Self-Directed Study with worksheets and Mastery Tests
- Instructor-led Tutoring or Demonstration
- Video Instruction
- Seminars or Workshops
- On-the-Job Training
- Peer Tutoring

**Program Competencies**

Each trainee will be evaluated bi-weekly to determine their degree of competency

- 1) Carpentry
  - A) Understand basic construction terms
  - B) Identify construction materials, fasteners and tools
  - C) Learn to use hand and power tools
  - D) Read a tape measure
  - E) Layout a basic wall for assembling
  - F) Frame and assemble basic walls
  - G) Install various siding materials
  - H) Install interior and exterior trim
  - I) Cut, stack and sheath roofs
  - J) Install composition, shake and tile roofs
  - K) Install windows
  - L) Hang doors
  - M) Hang interior drywall
  - N) Hang pre-fabricated cabinets
- 2) Plumbing
  - A) Understand basic plumbing terms
  - B) Understand basic drain, waste, vent and supply systems
  - C) Identify plumbing materials, fittings and fixtures
  - D) Measure cut and install galvanized, PVC and ABS pipe
  - E) Measure, cut, assemble and solder copper pipe
  - F) Install plumbing fixtures
  - G) Install plumbing appliances
  - H) Identify and use plumbing tools
- 3) Electrical
  - A) Understand basic electrical terms
  - B) Identify electrical materials and fixtures
  - C) Identify and use electrical tools
  - D) Understand basic circuit theory
  - E) Run NM sheathed cable
  - F) Run Flexible Armored sheathed cable
  - G) Install electrical fixtures
  - H) Install electrical appliances
  - I) Wire switches, receptacles and lights

- 4) Painting
  - A) Paint identification
  - B) Use rollers
  - C) Use brushes
  - D) Use airless paint sprayer
  - E) Preparation
  - F) Clean-up
  - G) Trim work
- 5) HVAC
  - A) Understands wiring
  - B) Thermostat replacement
  - C) Filter replacement
  - D) Troubleshooting

### **Methods Of Measuring Competencies**

To determine the degree of competency and if the trainee has met the goals of this program, one or all of the following methods will be used.

- 1) Supervisor/ Instructor Observations
- 2) Pre /Post Tests
- 3) Skills Worksheets
- 4) Progress Evaluations

### **Work Behaviors**

- 1) Practice General Hygiene
- 2) Maintains a clean, neat and appropriate appearance
- 3) Participates Cooperatively with others
- 4) Accepts direction regarding behaviors and performance
- 5) Request assistance when needed
- 6) Works without being distracted by internal factors
- 7) Works without being distracted by external factors
- 8) Works without disturbing others
- 9) Controls emotions
- 10) Maintains professional communication consistent with place, role, and situation
- 11) Reports to and leaves work station as scheduled
- 12) Works at a consistent pace
- 13) Safety conscious
- 14) Flexible in work assignments
- 15) Adheres to company rules and regulations
- 16) Transfers knowledge and skills to different work situations
- 17) Performs task unsupervised after initial instruction
- 18) Corrects error as indicated by supervisor
- 19) Recognizes and corrects own errors
- 20) Works in an organized manner
- 21) Sustains stamina for 8 hours a day

**Performance Standards:**

The participants are given a written performance evaluation every 30 days. The instructor completes the evaluation. The evaluation scale ranges from superior to unacceptable. The following is the standard measurement to determine progress:

**Superior:** The participant must be able to work at a highly competitive level. Requirements to meet these criteria are:

- Ability to work independently for 8+ hours;
- Participate in all training sessions, class discussions, and tasks;
- Have the maximum employability level works in the following independent trades: Carpentry, Plumbing, Electrical, and HVAC.
- Complete tasks with 91-100% accuracy.
- Satisfactory attendance;
- Successfully complete all assigned tasks;
- Practice appropriate verbal and nonverbal communication with co-workers, supervisor, and staff;
- Dress correctly for training;
- Practice general hygiene skills;

**Above Average:** The participant must be able to work within a competitive range. Requirements to meet these criteria are:

- Ability to work independently for 8 hours;
- Participate in all training sessions, class discussions and tasks;
- Have a minimum employability level work in at least three of the following independent trades: Carpentry, Plumbing, Electrical, and HVAC;
- Complete tasks with 81-90% accuracy;
- Satisfactory attendance;
- Successfully complete all assigned tasks;
- Appropriate verbal and nonverbal communication with co-workers, supervisor, and staff;
- Dress correctly for training;
- Practice general hygiene skills.

**Average:** The participant must be marginally employable within this range. Requirements to meet these criteria are:

- Ability to work independently for 4 hours;
- Participate in all training sessions, class discussions and tasks;
- Have minimum employability level work in two of the following independent trades: Carpentry, Plumbing, Electrical and HVAC;
- Complete tasks with 71-80% accuracy
- Satisfactory attendance;
- Successfully complete all assigned tasks;
- Appropriate verbal and nonverbal communication with co-workers, supervisor, and staff;
- Dress correctly for training;
- Practice general hygiene skills.

**Below Average:** The participant needs some improvement to be brought to an employable level. The criteria are:

- Ability to work independently for less than 4 hours;
- Participate in 50% of the training sessions, class discussions and tasks;
- Below employability level work in any of the independent trades;
- Complete tasks with 61-70% accuracy;
- Unsatisfactory attendance;
- Successfully completed 80 to 60% of assigned tasks;
- Inappropriate verbal and nonverbal communication during 10% of work time with co-workers, supervisor, and staff;
- Does not dress appropriately during 40% of work time;
- Practices general hygiene skills.

**Unacceptable:** There is limitation to the participant's physical and occupational functioning. This means that the participant is not appropriate to work in a maintenance environment. The criteria are:

- Work independently for 0- 1 hour;
- Does not participate in training sessions, class discussions or tasks;
- Unacceptable work level in any of the trades;
- Complete tasks with 60% or less accuracy;
- Unacceptable attendance;
- Incomplete assigned tasks;
- Inappropriate verbal and nonverbal communication during at least 20% of work time;
- Does not dress appropriately during 50% of work time;
- Does not practice general hygiene skills.

#### **Requirements for Course Completion:**

The following are the minimum requirements needed to complete the course and the method to be used to assess achievement.

<u>Requirement</u>	<u>Method of Assessment</u>
Participate in all training modules	Maintain 91% attendance rate during length of training
Demonstrate proficiency in safety and tool	Score 70% or better on Mastery Test
Demonstrate proficiency in carpentry	Score 70% or better on Mastery Test
Demonstrate proficiency in plumbing	Score 70% or better on Mastery Test
Demonstrate proficiency in electrical	Score 70% or better on Mastery Test
Demonstrate proficiency in painting	Score 70% or better on Mastery Test
Demonstrate proficiency in HVAC	Score 70% or better on Mastery Test

## **Construction Training and Affordable Housing Component**

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### **Affordable Housing**

An important goal of the program is to provide "Affordable Housing" to individuals of low and moderate income who reside in the area. This program is intended to become self-sustaining by reinvesting proceeds from the sales of completed houses. It is envisioned that any profits realized can be used to create a permanent housing development trust fund for Lodi targeted neighborhoods, to insure the continuation of the effort into the foreseeable future. The effective management of this component therefore must be thoroughly planned and efficiently implemented. The following outlines necessary processes from marketing to move-in:

- Develop a pre-selling process of the homes
- Develop a team for the selling of the homes
  - a) A lender committed to low and moderate income housing programs
  - b) A Title company committed to the program
  - c) A Real Estate Agent
  - d) A team of local entities to assist in the process
  - e) City of Lodi
  - f) County of San Joaquin
  - g) The San Joaquin Housing Authority
- Develop other possible funding sources
- Pre move-in assistance
- Preventative maintenance training on systems and components
- Budgeting assistance for the purchasing family
- 90 day progress update with the homeowner



416 E. Eden Street



418 ½ E. Eden Street



7 S. Garfield Street



9 S. Garfield Street



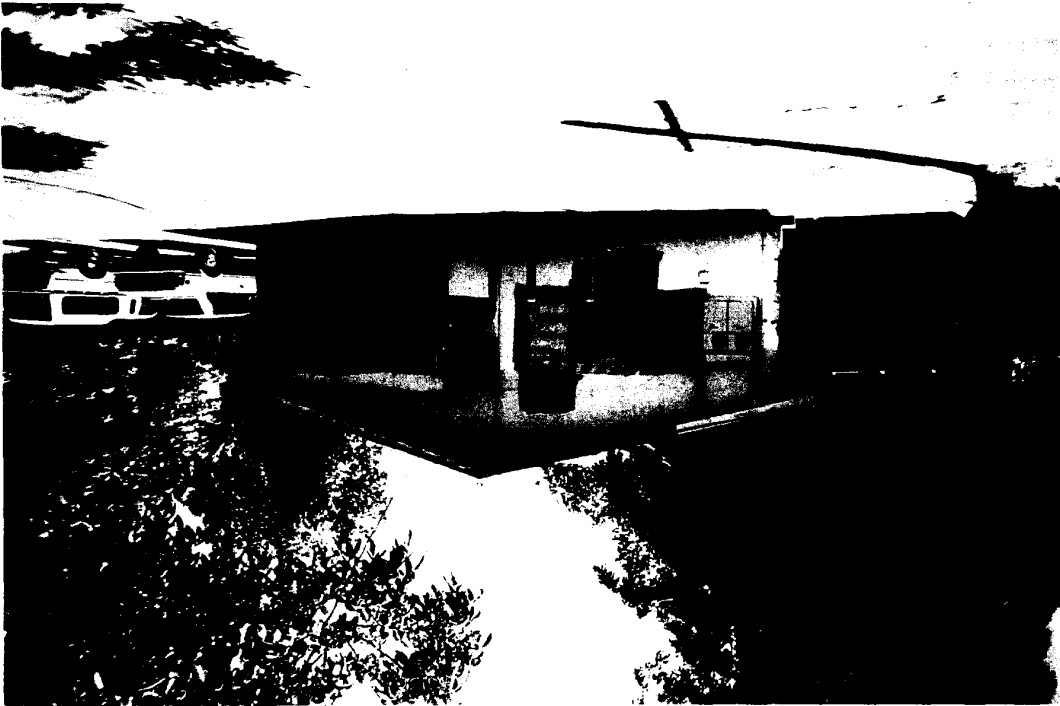
217 E. Lockeford Street



317 1/2 E. Lockeford Street

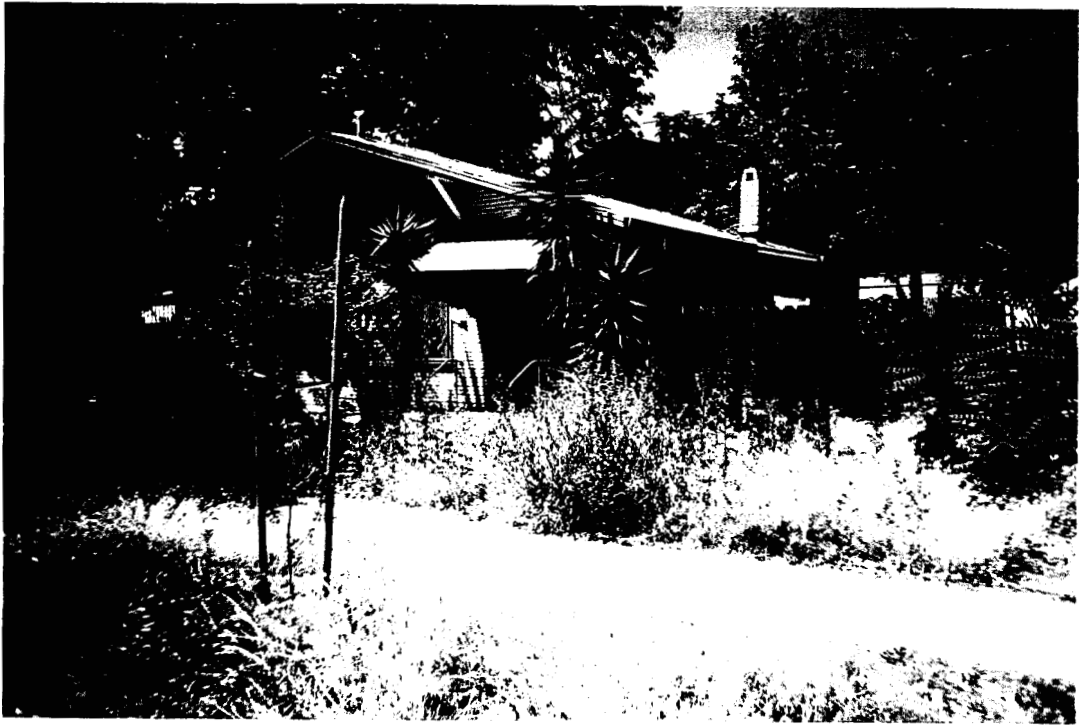


323 1/2 E. Locust Street



216 Rush Street





117 N. Garfield



224 N. Stockton



222 E. Pine Street



11 S. Washington Street

217 E. Lockeford 041-220-01  
Boarded up Guana's Apartment. Seriously blighted.  
John Grabtree, Donald Bunch, and Howard Elliott  
Red Shield Service  
P.O. Box 13070  
Sacramento, Ca., 95813-3070  
or  
5021 Collina  
Sacramento, Ca., 95841

428 E. Railroad 043-201-16  
Appears unoccupied; need abating, no drive way.  
Lena Ruth Fraser  
Owner Occupied  
Possible Deceased

216 Rush Street 043-090-08  
Blighted, single unit, gang tagged, and boarded windows.  
Raymond Staus  
P.O. Box 103  
Lodi, Ca., 95241

9 and 7 S. Garfield 043-123-10  
Duplex needs serious repairs. Blighted  
Faisal & Helen Sublaban  
1906 Royal Crest  
Lodi, Ca., 95240

117 S. Garfield 043-113-13  
Boarded, unoccupied, and need abating.  
David Newstrom  
Repo  
Bank of Chase

323 E. Locust Street 043-087-10  
Alley end of Rush Street. Blighted and tagged.  
Jose L. Montero, Etal  
1000 Lafayette #F  
Santa Clara, Ca., 95050

333 E. Locust 043-100-02  
Blighted old house separated into several units.  
Mohammad and Bibi Nisar  
457 Stanislaus  
Lodi, Ca., 95240

406 E. Locust 043-113-02  
Blighted, single unit.  
Rosa Emma Dause, Etal  
400 E. Locust Street  
Lodi, Ca., 95240

408 E. Locust 043-113-04  
 Apartment housing approximately five units sharing one bathroom and one kitchen. How is this legal?  
 Sher Afsar  
 P.O. Box 361  
 Lodi, Ca., 95241

207 E. Pine Street 043-073-08  
 Blighted  
 Mohammad Khan  
 324 E. Lodi #A  
 Lodi, Ca., 95240

222 E. Pine Street - No record of address @ assessor's office  
 Condemned

306 E. Pine Street 043-076-02  
 unoccupied, needs abating  
 IMC Mortgage  
 5901 E. Fowler Ave.  
 Tampa, Fl., 33517-2362

322. E. Pine Street 043-076-09  
 adjacent old barber shop  
 Condemned, blighted, needs abating  
 Mohammad Khan  
 435 Harold  
 Lodi, Ca., 95240

518 E. Oak Street 043-140-05  
 Boarded up  
 Mickey Far - Repo  
 Federal National Mortgage

307 E. Lodi Ave. 043-067-14  
 Condemned, blighted, and needs abating.  
 Salvador Rivera  
 45 Hunter Square Plaza  
 Stockton, Ca., 95202

308 ½ Lodi Ave. 047-193-04  
 Blighted  
 Diane R. Diani  
 732 Elm Street  
 El Cerrito, Ca., 94530

309 E. Lodi Ave. 043-067-13  
 Blighted  
 Gary L Buzunis  
 964 Lucas Road  
 Lodi, Ca., 95242

311 E. Lodi Ave.	043-067-12	
Blighted		
		Gary L Buzunis
		964 Lucas Road
		Lodi, Ca., 95242
321 E. Lodi Ave.	043-067-11	
Blighted		
		Gary L Buzunis
		964 Lucas Road
		Lodi, Ca., 95242
325 E. Lodi Ave.	043-067-07	
Condemned, Blighted, needs abating		
		Noboru Tengan
		P.O. Box 614
		Lodi, Ca., 95241
400 E. Lodi Ave.	047-351-01	
Blighted		
		Gary L Buzunis
		964 Lucas Road
		Lodi, Ca., 95242
408 E. Lodi Ave.	047-351-03	
Blighted		
		Gary L Buzunis
		964 Lucas Road
		Lodi, Ca., 95242
409 E. Lodi Ave	043-130-29	
Blighted		
		Gary L Buzunis
		964 Lucas Road
		Lodi, Ca., 95242
416 E. Lodi Ave	047-351-06	
Blighted		
		Gary L Buzunis
		964 Lucas Road
		Lodi, Ca., 95242
428 ½ E. Lodi Ave.	047-351-09	
Blighted		
		Mohammed Ahsar
		P.O. Box 1391
		Lodi, Ca., 95241
240 Hilborn Street	047-192-16	
Blighted		
		Arno & Jeanne Singhoff
		138 Almendral Ave.
		Atherton, Ca., 94028

235 ½ A & B Hilborn	047-191-18
Blighted	
J. Stephen Manildi	
1660 Edgewood Drive	
Lodi, Ca., 95240	
329 ½ E. Hilborn	047-193-20
Blighted	
Carlos Gutierrez	
7148 Kuhl Drive	
Commerce, Ca., 90040	
416 Hilborn Street	047-352-07
Blighted, code violations	
Gordon Jr. Capps	
3302 Calimyrna Road	
Acampo, Ca., 95220	
416 ½ E. Hilborn Street	047-352-07
Blighted	
Gordon Capps	
3302 Calimyrna Road	
Acampo, Ca., 95220	
436 E. Hilborn Street	047-352-12
Blighted	
Glenn and Bette Reich	
801 S. Church Street	
Lodi, Ca., 95240	
518 E. Hilborn Street	No record of address @ assessor's office
Blighted	
520 E. Hilborn Street	047-354-10
Blighted	
John and Coye Kraai	
351 Del Mont Street	
Lodi, Ca., 95242	
213 E. Flora Street	047-192-353
Possible drug house	
George M. Skatvold	
Owner Occupied	
300 E. Flora Street	047-341-01
Boarded up, blighted	
Veta Ray Wilson	
P.O. Box 18	
Lincoln City, Oregon	97367

309 Flora Street                      047-194-23  
Boarded windows, occupied !  
Ron W. and Janetta W. Polenski  
2520 S. Ham Lane  
Lodi, Ca., 95240

328 ½ E. Flora Street                      047-341-12  
House has collapsed, occupants furniture is still in the house. Foliage is over grown into the street.  
Gladys M. Bowles  
582 E. Fairlane Road  
Acampo, Ca., 95220

416 E. Eden Street                      047-330-07  
Boarded up, blighted, needs abating  
Tracy G. Phillips  
P.O. Box 1466  
Lodi, Ca., 95241-1466

416 ½ E. Eden Street                      047-330-07  
Chickens, serious blight  
Tracy G. Phillips  
P.O. Box 1466  
Lodi, Ca., 95241-1466

417 E. Eden Street                      047-342-30  
Blighted  
Federal National Mortgage & Assco  
Repo ?  
Juan Castillo  
1125 S. Hutchins Street  
Lodi, Ca., 95240

418 ½ E. Eden Street                      047-330-09  
No house, just a huge pile of garbage in the hole where the house                      to be.  
Gladys M. Bowles  
582 E. Fairlane Road  
Acampo, Ca., 95220

205 E. Tokay Street                      047-170-28  
Condemned, Boarded up, needs abating  
Jennette Jaehne  
Owner Occupied  
Repo or Deseased?

313 E. Tokay Street                      047-210-22  
Boarded up  
Mohammad Gul  
747 S. Central  
Lodi, Ca., 95240



509 E. Harold Street 047-370-04

Boarded up

Raul H. Lira

5120 E. Live Oak Street

Lodi, Ca., 95240

221 E. Maple Street No record of address @ Assessor's Office  
Deteriorating foundation

435 E. Maple 047-322-17

Blighted

Pablo Rameriz

Owner Occupied

541 E. Maple 047-324-08

Condemned (slated to be demolished with city funds)

Starr Enterprises

aka Starr Liquors

514 S. School Street 045-230-01

Blighted

Gaylen Phillips

Owner Occupied

325 Acacia 047-260-33

47-Appliance in driveway, blighted

Muhammad and Bibi Altaf

325 Acacia #3

Lodi, Ca., 95240

9 Sierra Vista 045-250-19

Multiunit, blighted

Fyyag Shakoor

"Owner Occupied"

719 S. Washington 047-161-18

Boarded Up, Blighted, Needs abating

Wyona Shortt

417 E. Longview

Stockton, Ca., 95207

915 Wellswood 047-300-04

(between Garfield & Central)

Street has several blighted addresses

Maximiliano Garcia

Owner Occupied

All Garfield between Tokay and Vine Street  
No infrastructure

Priebe Street is blighted completely

## **New Code Enforcement Fees, Fines & Ordinances**

On June 23, 2000, the Stockton City Council approved new fines, fees and revised the Property Maintenance ordinances, which became effective July 1, 2000. The purpose of these changes was to speed up the time to get compliance of the violation(s). One step was to eliminate the three tier fine system for a two-tier system; first fine set at \$200 and second fine at \$500. A brief description of the seven new cost recovery fees:

**Initial Inspection Fee:** A \$50 fee charged to responsible party for the Initial Inspection of a property after a complaint is taken and a Violation Warning Notice sent. Fee only charged if violations listed in the Violation Warning Notice have not been corrected.

**Case Processing Fee:** A \$50 fee charged to responsible party for entering case information into computer system and setting up a file, scheduling a Re-Inspection and mailing certified copies of Administrative Citation to appropriate parties. Fee only charged after a case has advanced to the point where an Administrative Citation is issued.

**Notice Preparation Fee:** A \$50 fee charged to responsible party for preparing either a (1) Notice of Violation, (2) Notice to Vacate or (3) Notice and Order to Vacate, which is a combination of #1 and #2.

**Abandoned Vehicle Abatement Fee:** A \$50 fee charged to responsible party for staff time to prepare necessary paperwork to tow a vehicle and time spent supervising the actual towing of the vehicle.

**Inspection Warrant Fee:** A \$50 fee charged to responsible party for preparing an Inspection Warrant. Includes time spent drafting warrant and obtaining signature by a judge.

**Abatement Processing Fee for Demolitions:** A \$285 fee charged to responsible party for staff costs to hire a contractor and demolish a structure.

**Administrative Hearing Fee:** A \$50 fee charged to person requesting an Administrative Hearing.

**Phone 937-8815**